

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, August 31, 2006

[Back](#) [Print](#)**Public Works**
RECOMMENDATION FOR COUNCIL ACTION**ITEM No. 17**

Subject: Approve the negotiation and execution of a 25-year lease with JUDY TAYLOR for the use of approximately 1,957 square feet of City-owned land located at 34th and Mills Avenue, for the purpose of off-site parking.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

**Additional Backup
Material**

(click to open)

- ☐ [MAPS](#)
- ☐ [Resolution](#)

For More Information: Dean Harris 974-7061, Laura Bohl 974-7064.

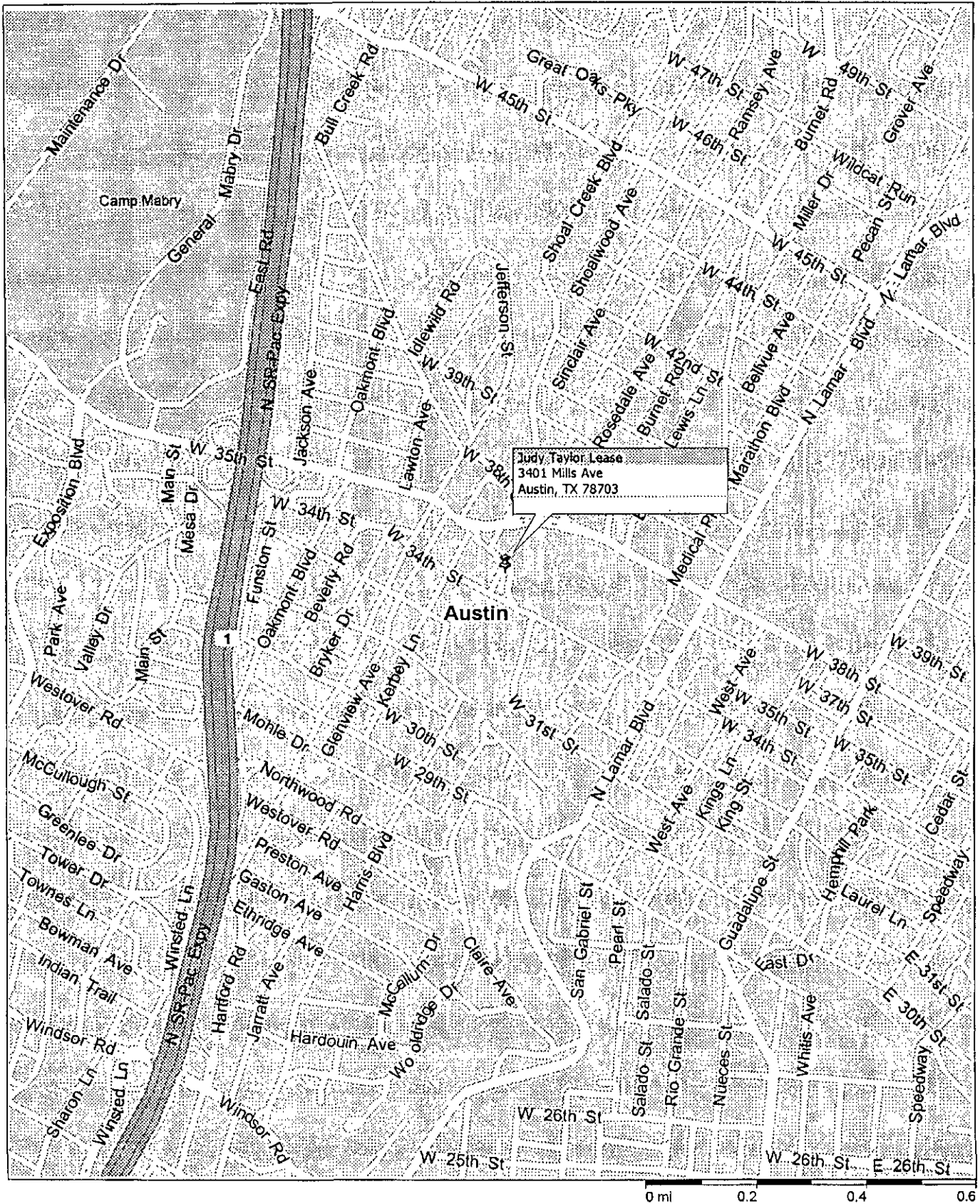
Mills Avenue is a local street in west central Austin which provides access and circulation to a very limited number of properties. Over the years, a portion of a City-owned tract located along the east right-of-way line of Mills Avenue has been used for parking as customers visited businesses located along Mills Avenue.

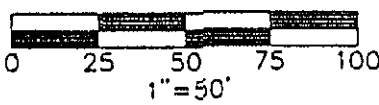
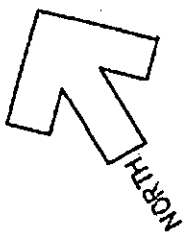
The proposed Lessee owns the Shoal Creek Art Gallery, which is one of the businesses located along Mills Avenue. This lease will allow for the construction of 10 parking spaces and for the businesses to possibly expand. The anticipated revenue to the City over the lease term excluding anticipated market increases and after construction cost is estimated to be approximately \$120,000.

The primary business terms include:

1. The lease term is 25 years from completion of the project at an initial lease cost of \$50 per space per month. Market studies or other mechanisms will be used to determine future parking space cost.
2. The project will be constructed and paid for by the Lessee, with the ordinary and necessary construction costs and fees of approximately \$20,000 reimbursed through abated lease cost. Ongoing maintenance is the Lessee's responsibility.
3. City will have the right to terminate the lease after 8 years.
4. Construction is to be completed within one year of execution of the lease.
5. All City development requirements and regulations must be complied with by the Lessee.
6. All contractors working on the site must meet the City's insurance requirements.

Location of Proposed Lease Area to Judy Taylor





LEGEND

- 1/2" IRON ROD FOUND
- 1" SQUARE BOLT FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION
- ▲ MAG NAIL FOUND

T.C.D.R. TRAVIS COUNTY DEED RECORDS
T.C.P.R. TRAVIS COUNTY PLAT RECORDS

LINE TABLE

No.	Bearing	Distance
L1	N60°45'04"W	30.07'
L2	S54°32'10"E	20.08'
L3	N50°44'42"W	20.00'
L4	S16°11'45"W	6.90'
L5	S15°51'50"W	6.85'
L6	S13°51'55"E	7.01'
L7	N59°05'20"E	31.19'

WEST 35TH STREET
(60' RIGHT-OF-WAY)
BOOK 59, PAGE 53
T.C.P.R.

LOT 8
WILLIAM THIELE SUB.
BOOK 1, PAGE 34
T.C.P.R.

LOT 7
WILLIAM THIELE SUB.
BOOK 1, PAGE 34
T.C.P.R.

MILLS AVENUE
(30' RIGHT-OF-WAY)
BOOK 1, PAGE 34
T.C.P.R.

POINT OF BEGINNING

ORDINANCE 61-1012B

WEST 34TH STREET
(RIGHT-OF-WAY VARIES)

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	12°50'41"	142.28	31.90	31.83	S40°11'25"E
C2	54°37'49"	142.28	135.66	130.58	S06°23'39"E
(C2)		142.28		130.58	
C3	24°59'57"	272.44	118.87	117.93	S08°25'21"W
(C3)	25°00'	272.44	118.87	117.93	
C4	123°04'44"	29.97	64.38	52.70	S57°31'20"W
(C4)	123°25'	29.97	64.56	52.78	
C5	09°22'16"	142.28	23.27	23.24	S29°01'26"E

N46°34'54"W 123.53'

N30°20'21"E 123.87'

S30°20'21"W 113.82'

S30°49'W 262.73'

S30°20'21"W 262.79'

N30°20'21"E 98.91'

N30°20'21"E 40.00'

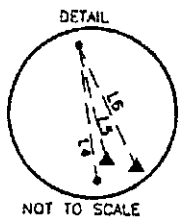
1,957 SQUARE FEET AREA

N60°44'42"W 98.06'

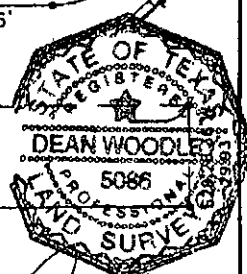
(N60°14'W 98.06')

POINT OF COMMENCEMENT

S50°42'42"W 154.44'



CITY OF AUSTIN
VOLUME 610, PAGE 524 T.C.D.R.
21,787 SQUARE FEET
0.500 ACRE
REMAINDER OF
A 1.4 ACRE TRACT



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CLIENT: LIVE OAK GROUP
FIELD BOOK: 80, PAGE: 65
DRAWN BY: D.W.
PROJECT NO.: 208-04-01
DATE: 7-13-06
FILE: 2080401-PARKING1.DWG

SKETCH TO ACCOMPANY FIELD NOTES

1,957 SQUARE FEET AREA OUT OF
0.500 ACRE CITY OF AUSTIN TRACT
AS RECORDED IN VOLUME 610, PAGE 524
TRAVIS COUNTY, TEXAS



LIVE OAK
SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727-5220
(512) 837-1018

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Council authorizes the negotiation and execution of a 25 year lease with Judy Taylor for the use of approximately 1,957 square feet of City-owned land located at 34th and Mills Avenue, as shown on Exhibit A, for the purpose of off-site parking.

ADOPTED: _____, 2006

ATTEST: _____

Shirley A. Gentry
City Clerk

M:\GC\GLA\2005-2006 Council Items\Drafts\08-31-06\PW Lease Off Site Parking Taylor draft resolution (AG)